

The W. G. Lynch Realty Co.

HOME OFFICE: TIMES BUILDING, NEW YORK CITY.

BRANCH OFFICES: TROY, N. Y. SCHENECTADY, N. Y. RICHMOND, VA.

The W. G. Lynch Realty Company have opened a Branch Office in Room 603 Mutual Building, Richmond, Va., and are engaged in the organization of capital for investment in

Greater New York Suburban Realty

Syndicates chartered under Virginia laws, titles to properties guaranteed and handsome profits assured. Investors have the handling of their own funds and are given an opportunity to personally visit the property.

Fortunes are being made to-day in New York Real Estate. Increases in values in Greater New York suburban properties are steady and rapid because the improved rapid transit facilities are annihilating distance and time, thereby making it possible for thousands of people to live outside the congested parts of the city. INTERVIEWS AND CORRESPONDENCE INVITED.

Read What New York Papers Say

NEW YORK HERALD, SUNDAY, JUNE 7, 1908.

FOURTH SECTION.

Week of Million Dollar Deals in Realty Market

Old Balmoral Hotel, in Lenox Avenue, to Make Way for Two High Class Elevator Apartment Houses.

Corner in New York City Lots Cannot Be Broken

There is a corner in New York city lots that cannot be broken, because the supply is limited and cannot be duplicated, and the demand is constantly increasing to meet the wants of a population that is growing at the average rate of 250,000 to 300,000 a year.

The squeeze will be felt more severely with the turn in the tide of immigration which will soon begin to gradually and increase with the rise in the tide of prosperity that has already set in.

But not all the owners of New York city lots will be in a position in the near future to dictate terms to buyers, because there are good lots and bad lots, and the good lots are located in traffic centres and convenient to rapid transit, where there are all city improvements.

There probably never will be within a generation a better time to buy good lots than the present for the man who is in a position to finance his investment, and there probably never will be a time when the man who has the cash will be in a better position to dictate terms than to-day.

This is being demonstrated in the auction sale of lots, where buyers have been making prices that have enabled them to obtain many parcels at figures which make them content to keep their property for years rather than take quick profits.

Development companies are also offering land and houses upon terms which any prudent man may safely take advantage of, and the day is not far distant when the opportunity to purchase a home in New York city upon monthly payments will be a thing of the past. It is unheard of in Manhattan to-day, though there are many men and women living now who look back with regret upon the time they could have purchased a Manhattan lot upon a very small cash outlay and did not.

Great changes are constantly taking place that add to land values in New York, and the greatest of these are changing conditions in transit facilities in all directions that will soon be followed by others equally as important to various localities. The investor who anticipates these at the crucial moment, before their effect is fully felt, keeps the quickest profit; the investor who looks further ahead and guards against contingencies is not less fortunate in the long run.

Sale of Long Island City Lots Feature of the Auction Market

Property Located in the Terminal Section of Tunnels and Blackwell's Island Bridge Is Surrounded by Substantial Improvements and Ready for Occupancy for This Week.

Plans for Buildings in the Bronx Show Big Increase Over Last Year

Double the Number of Structures for the Week and Nearly Three Times Greater in Total Cost—Sales Market Also Shows Greater Activity.

Spurred into activity by the sale of two Marx has purchased the rent farm owned by J. Harry Lounsbury, plans of Lounsbury & O'Connor.

There are also indications that the borough is entering upon a substantial building movement, the number of plans for new structures filed last week and the amount involved showing a very substantial gain over recent figures.

From May 31 to June 5, inclusive, plans were filed for sixty-four buildings, to cost \$1,170,000, as against thirty-one buildings costing \$255,000 for the corresponding week of 1907.

This increase, coming at the time it is in keeping with the structural progress of the borough, is a very significant one, and it is not surprising that many families are now being housed in new homes.

The result is a very substantial increase in the number of families housed in new homes, and it is not surprising that many families are now being housed in new homes.

What Some of Our Investors Say

W. R. CLENDENON, President. C. H. BRADNER, Vice-Pres. H. D. BISHOP, Secretary. W. F. COPELAND, Treasurer.

Central Parkway Realty Company

(INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK)

Suburban Real Estate Developers

5-7 EAST 42ND STREET

MAIN FLOOR, TRANSIT BUILDING

NEW YORK, June 3, 1908.

Messrs. Blair & Tabb, Managers

Travellers Insurance Company, Richmond, Va.:

Gentlemen.—Replying to your inquiry regarding Mr. W. G. Lynch, President of the W. G. Lynch Realty Company, of New York, we have to say:—

We have had business dealings with Mr. Lynch from time to time covering a period of about two years. As an expert in New York suburban realty we regard him as "second to none," and the fact that he has syndicated over \$1,500,000 of property during the past year, would seem to indicate that many others share our estimate of Mr. Lynch.

We take pleasure in stating that all of our dealings with Mr. Lynch have been highly satisfactory, and that we have only recently taken over from him a "selling proposition" aggregating \$500,000, which promises to pay the Holding Company a handsome profit.

Associated with Mr. Lynch in his Company are men of the highest character and business standing in this and other cities, which should make it possible for him to carry through to successful completion any proposition which his Company undertakes.

Very truly yours,

W. R. Clendenon

President.

NEW YORK, June 10, 1908.

Dr. W. D. Bowen,

No. 1 W. Grace Street, Richmond, Va.:

Dear Sir, I have spent two days with Mr. Lynch investigating the suburban situation north of New York and on Long Island. I have been impressed very favorably with the situation as a money-making proposition, comparing it with conditions in California, with which I am thoroughly familiar. In my judgment we have nothing in San Francisco that compares with the prospects for future development and money-making here.

The present development and class of buildings close at hand to both of these properties make them as near a sure money-maker as my business judgment of realty values can foresee.

After an experience of fifteen years in handling suburban properties, I consider the 90 acres at Mineola, Long Island, offered by the W. G. Lynch Realty Company, to be beautifully located and particularly well adapted for development. The transportation facilities at this point are exceptionally good. It is located only a short distance from the main line of the Pennsylvania system to the South, and also the branch line to the north side of the Island to Oyster Bay. The trolley facilities are very good; a new trolley line is to pass directly through the property, making Mineola the second central transfer point on Long Island.

Another feature which appeals especially to me is the fine roads for automobilism, and this property controls by its situation the entrance to the new automobile parkway.

The completion of the tubes and other transportation facilities under construction, will put this property within twenty minutes of Forty-second Street, New York.

I find immediately across the Roslyn Road property has been developed and is being sold in lots, and already has a number of substantial homes, with such facilities as water and electric lights.

It seems to me as safe a proposition as any investment in realty.

Yours very truly,

E. M. Bowen

The Manufacturers National Bank, Mechanicville, N. Y.

WM. L. HOWLAND, President.

E. H. STRANG, Vice-Prest.

N. T. BRYAN, Cashier.

MECHANICVILLE, June 3, 1908.

Mr. Jno. C. Hagan, President

Capitol Savings Bank, Richmond, Va.:

Dear Sir,—In reply to your inquiry regarding Mr. W. G. Lynch, President of the W. G. Lynch Realty Company, would say:

I have known Mr. Lynch nearly two years, and have done considerable business with him. I have always found him reliable and straightforward in his dealings, and he has always fulfilled any promises he has made me.

I have become interested through him in three real estate investments in Long Island property, two of which have been closed out at a good profit; the third one we have held, it being exceptionally well located, and we anticipate a good profit on it.

Mr. Lynch is thoroughly well posted in the real estate business and seems to have an excellent grasp of the suburban situation in the vicinity of New York City, and I personally know that he has been very successful in handling this class of property, both for himself and for the different ones who have invested through him.

Very truly yours,

Wm. L. Howland

W. G. Lynch Realty Company,

603 Mutual Building, Richmond, Virginia.

Phone 7347